



Eastfield Court, Faringdon SN7 8AS

£150,000

A peaceful first floor retirement apartment, available for immediate occupation.

The Property

This first floor apartment is situated in the popular Eastfield Court community, conveniently located for the town centre and local amenities.

On entering the property through the shared entrance hall, there is both a lift and stairs up to the upper floors. The apartment is entered through a private front door and offers a lovely living room with a fireplace fitted with an electric fire, delightful views over the communal gardens, and a good-sized kitchen with a range of wall and floor mounted units. There is considerable storage space in the two hall cupboards and the property is completed by two good-sized bedrooms and a refitted shower room with matching suite.

In the centre of the development, there are delightful and well-tended gardens. There is a lounge for residents to enjoy social activities together, both informal and organised, creating a real community spirit. There is a part-time warden on hand, a laundry room and off-street (unallocated) parking.

The service charge for 2015/16 is £2,352 including ground rent. The remaining lease is understood to be 71 years but can be extended. This should be verified by your solicitor.

Directions

From Faringdon Market Place, proceed up towards the church and bear right into Church Street. Turn right into Swan Lane and take the first turning left into the car park of Eastfield Court. The shared entrance can be found on this side of the building and inside, there are both stairs and a lift to the first floor where the apartment is located.

Viewings

Strictly by appointment only – appointments to view should be made through our Faringdon Office – 01367 240356.

Survey and Valuation

Perry Bishop and Chambers recommend Cotswold Surveyors who are able to undertake Building Surveys or Homebuyer Surveys and Valuations on your behalf. For an informal discussion or a quote, please call 0845 300 5452.

Amenities

A local supermarket and shops are a short walk away, with a big and modern Tesco a very short drive away, but still

within Faringdon. For those lazy days, there are reliable home delivery services available within Faringdon. There is a library, leisure centre, medical centre. An excellent bus service links Oxford and Swindon via the nearby Market Place and there is a local community bus on weekday mornings which goes to e.g. the Medical Centre.

Local Authority

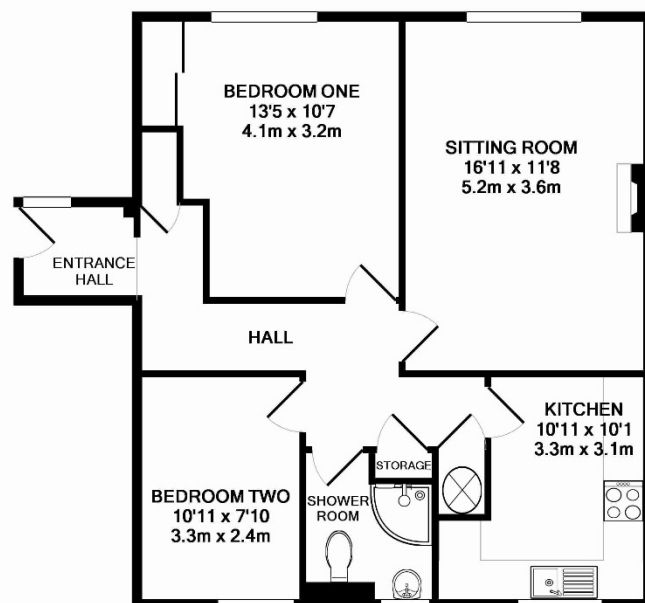
Vale of the White Horse District Council

Services and Tenure

We believe the property is served by mains electricity, water and drainage. The vendor informs us that the Tenure is Leasehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

EPC rating: C

Ref: FAR/4020/HB/230315



TOTAL APPROX. FLOOR AREA 699 SQ.FT. (65.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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